

Section 36 – I2 zone (Restricted Industrial)

36.00- Description of Zone- The zone is composed of certain lands so situated as to be suitable for industrial development.

36.01- Uses- No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered, or used except for any use which is shown in I-2 and I-4 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

36.02- Height- The maximum height shall not exceed thirty-five (35) feet, unless it sets back from each street and lot line, in addition to yard requirements, two (2) feet for each one (1) foot of excess height; but in no case shall it exceed fifty (50) feet in height, except as provided in Section 13.02, (Height Modifications) and for office buildings which will be permitted up to six (6) stories in height.

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
2 Acres	200 ft.	75 ft.	20 ft.	25 ft.

36.04- Lot Coverage- Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than forty (40) percent of the net lot area.

36.05- Off-Street Parking and Off-Street Loading Requirements- Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

36.06- Interior Buffer Area- Within the industrial zone a buffer area shall be left between the contiguous sites. The buffer shall take maximum advantage of existing natural topographical features and existing planting. Where these characteristics do not exist provision for screen planting shall be included in site development proposals.

Permitted Uses

Metal Working (61.01.06)
Building Trades (61.01.07) – not within 100 feet of Residential zone
Dry Cleaning (61.01.13)
Laboratories (61.01.18)
Manufacturing (61.01.19)
Printing Trades (61.01.24) – not within 100 feet of residential zone
Public Structures (61.01.26) – includes storage yards and parking areas
Fitness Centers (61.01.28B)
Production Studios (61.01.36)
Wholesale & Warehousing (61.01.37A) – on premises
Warehousing (61.01.37A) – not on premises
Office Buildings (61.01.38) – not include treatment facilities
Auto Service & Repair (61.01.45) – not within 50 feet of residential zone
Biotech (61.01.52)

Special Exception Uses

Public Utility Buildings (60.02.11)
Adaptive Historic Preservation (60.02.16)
Bus Stop Shelter (60.02.32)
Restaurant or Lunch Room (61.02.12)
Natural Resource Extraction (61.02.15)
Automotive Sales (61.02.17) – new & used including trucks, trailers, farming & equipment
Banks (61.02.20) – with drive-up
Child Care Facilities (61.02.21)
Solid Waste Facility (61.02.23) – category 4 site plan approval
Golf Related Activities (61.02.31)
Antique/Flea Market (61.02.32)
Landscape & Garden Center (61.02.34)